

## Broadview/Bitter Lake/Haller Lake Neighborhood Advisory Committee (NAC)

### MEETING SUMMARY

June 1, 2011 6:30 pm-8:30 pm

Bitter Lake Community Center

### Attendees

**NAC Members:**

Edmond Ryan, Fran Clifton, Gloria Butts, Greg Brotherton, Jeff VanderGiessen, Joseph Monda, Josh Freedman, Philip Junkins, Rick Barrett, Sue Jensen.

**Public Members:** Shawn MacPherson

**Partners:** John Owen (Makers), Dara O'Byrne (Makers)

**City Staff:** Nora Liu (DPD), David Goldberg (DPD), Sebhat Tenna (DON), Thomas Whittemore, (DON)

### NAC member comments:

- Gloria Butts complimented Greg Brotherton on his documentary on race tracks and racing in the area in the past.
- Sue Jensen provided brief update on proposed Key Bank development: It is a suburban model; no pedestrian walkway. This is in the bus Rapid Transit area; should be pedestrian oriented. NAC members should give feedback on this.

***David will give feedback to NAC on how to comment on this project as there is less opportunity for design review on commercial development.***

### Absences

- Two NAC members, Darryl and Wayne, were flagged for having more than two absences that NAC must address.

***Consensus of the NAC is to remind Darryl and Wayne of the absentee threshold, but do nothing else at this point.***

### Agenda review

- NAC members approved the agenda as outlined.

### May 5 and May 11 minutes review and approval

- May 5, 2011 meeting summary was approved as presented.
- May 11, 2011 meeting summary was approved subject to correction to attendance list: Jeff was present and Wayne was absent.

- NAC member suggested approval process could be done on-line. Sebhat will follow up on the suggestion when distributing future meeting summary notes via listserv.

## **Review and Provide Guidance on Initial Strategies**

- David stated that neighborhood input will be used to create recommendation but wanted NAC guidance on what hierarchy of neighborhood commercial areas would look like and how to prioritize Complete Streets.
  - Other priority issues such as public safety, sidewalks, etc., will be discussed at the community meeting. Commercial areas and streets are more complex and may require zoning changes, so need to look at these early on.
- John and Dara from Makers went through the following list of questions with NAC members:
  - Is Linden correct location for major commercial area?
    - It is location for hub urban village.
  - Character? Pedestrian oriented? Safe?
    - Lively, active storefronts. More than just nail salons.
  - How far should area extend? Both sides of Aurora?
    - 130<sup>th</sup> and Linden is a definite yes. Aurora area, maybe.
    - Definitely want improved pedestrian connections. Ingraham students also noted better connections to Aurora.
  - Should Linden area commercial area be expanded?
    - Nora proposed that area go north, but not all the way. Could ask, as properties are redeveloped, that an alley is created allowing storefronts to face street.
    - Currently, area between Aurora and Linden is commercial. Zoning can be changed, based on what community wants to accommodate other uses.
    - Could be residential with commercial on the ground floor. This area has residential numbers to get the type of commercial/retail the neighborhood wants to see.
    - Area around Broadview Library is zoned single-family and could be difficult to up-zone. Some areas have too much commercial. Economic consultant can go into these issues more deeply.
  - Services? Restaurants? Cafes? Small groceries?
    - Should incorporate some open space.
    - Nora stated recreational facilities had also been noted.
  - Areas identified on the map along Greenwood Ave. Are these a priority? What services should be provided? What level of intensity of development?

- Lack of infrastructure in areas. 7-11 strip malls are not desired. Vision is of a restaurant, convenience store, locally owned cleaners, etc. There is no meeting place within walking distance.
- Economist can also explore ideas. Area of Greenwood and 143rd is a good example, but not esthetically pleasing.
- Will require relaxation of uses, parking requirements, design guidelines.
- If NAC members know businesses they would like to see in the hamlets, should begin talking to them.
- What is your level of priority for a bike trail through the cemetery?
  - This was requested in the original neighborhood plan. Since there is a very low probability of this ever happening, NAC members suggested it be removed from the map.
  - There is no connection between Carkeek Park and points east.
- What are some of the key corridors, like Linden, that could be used as major projects?
  - Greenwood is top priority.
  - East—West connections, also priority.
  - Nora suggested identifying locations for SDOT to look at and see what aligns with their funding priorities as suggested by Tony Mazzella at a previous meeting.
  - Third Avenue is also used by kids going to school and it is not safe. This area is not really being looked at. Safe Routes to School might be a good source of funding for this.

## **Public comment Period**

- Wanted everyone understand that Haller Lake does not want change from single family zoning.
- Renters may be gone by next year. Canvassing nursing home and rentals undervalues homeowner input. Should give extra weight to homeowner input.
- Nora stated:
  - Outreach to renters, seniors, etc., was an effort to include others besides homeowners, as homeowners are usually the only ones to show up to meetings.
  - Changes to single family zoning was a 'third rail' issue and most likely would not be changed.
  - Successful town center area with events would attract diverse people who would get to know one another and begin to identify as a single community; not as renter vs homeowner, etc. This gives community a more powerful political voice.
- NAC member stated most members of the NAC are home owners.

## Community Workshop

- Ultimate goal of workshop is to confirm we are going in the right direction and get community feedback.
- City staff is putting together a set of strategies for community's input. Importance of connections came out in comments – connections to the physical community as well as family and businesses.
- Will want to get some guidance on Linden/Complete Street priorities.
- Format:
  - Five tables focusing on various topic areas. People could move between tables to join in on various conversations. Other alternative is to have stations along wall; however, this set up moves more slowly.
  - Specific questions will be necessary to get people on task quickly.
  - Other ideas suggested/discussed:
    - Having ½ hour at the end for further discussion.
    - Shortening time for mingling/food at the start and move it to the end.
    - Removing the report out portion to allow for more discussion time as this information can be shared other ways such as allowing participants to take questions home to submit later.

## Wrap Up

- Tabling at grocery stores – have added QFC. Let Sebhat know if you are available to help out.
- Looking for Youth Scavenger Hunt volunteers, as well.